

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westford

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	30	45	+ 50.0%	85	115	+ 35.3%
Closed Sales	21	20	- 4.8%	70	67	- 4.3%
Median Sales Price*	\$570,000	\$775,000	+ 36.0%	\$570,000	\$685,000	+ 20.2%
Inventory of Homes for Sale	48	11	- 77.1%	--	--	--
Months Supply of Inventory	2.6	0.5	- 80.8%	--	--	--
Cumulative Days on Market Until Sale	28	16	- 42.9%	49	22	- 55.1%
Percent of Original List Price Received*	99.4%	108.1%	+ 8.8%	98.7%	104.6%	+ 6.0%
New Listings	32	37	+ 15.6%	125	121	- 3.2%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

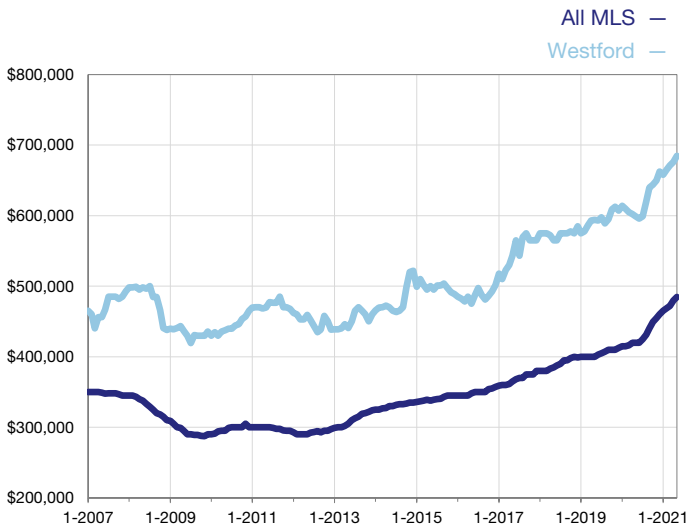
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	5	- 75.0%	39	24	- 38.5%
Closed Sales	2	7	+ 250.0%	17	31	+ 82.4%
Median Sales Price*	\$429,000	\$451,000	+ 5.1%	\$452,000	\$427,500	- 5.4%
Inventory of Homes for Sale	18	3	- 83.3%	--	--	--
Months Supply of Inventory	3.1	0.3	- 90.3%	--	--	--
Cumulative Days on Market Until Sale	34	9	- 73.5%	121	40	- 66.9%
Percent of Original List Price Received*	89.6%	114.4%	+ 27.7%	97.1%	106.2%	+ 9.4%
New Listings	21	4	- 81.0%	48	26	- 45.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

